



10 Polkemmet Road, Whitburn

Offers Over £195,000



10 Polkemmet Road

Whitburn

Set within the ever popular Heartlands development, this stunning three bedroom end terraced home on Polkemmet Road instantly impresses with its stylish presentation, generous proportions and a sun soaked west facing garden. This is a home that effortlessly combines modern living with everyday comfort in the heart of Whitburn.

Step inside and you're welcomed by a bright, fresh entrance hallway, finished with contemporary wood effect flooring that flows seamlessly underfoot, creating a warm and inviting first impression. The layout has been thoughtfully designed, guiding you naturally through to the main living space.

The lounge is a fantastic size and immediately feels like the heart of the home. A beautifully presented space with soft neutral décor, plush carpeting and an abundance of natural light streaming through the French doors. There's ample room for both relaxing and dining, making it perfect for everyday living as well as entertaining. The doors open directly onto the rear garden, where the west facing aspect ensures you can enjoy afternoon and evening sun.

The kitchen sits to the front of the property and is both sleek and practical, featuring modern high gloss cabinetry, contrasting worktops and integrated appliances. The space is finished with stylish flooring and enjoys excellent natural light from the window, making it a bright and functional area for cooking and day to day life.



Upstairs, the property continues to impress with three well proportioned bedrooms. The principal bedroom is particularly generous, offering a calm and comfortable retreat, with plenty of space for additional furnishings. The second bedroom is another excellent double, while the third provides flexibility as a child's room, guest room or home office. The family bathroom is finished in a clean, neutral style, with contemporary tiling around the bath and a fresh, modern feel.

Externally, the property benefits from its desirable end terrace position, offering additional privacy and a larger feel overall. The rear garden is fully enclosed and mainly laid to lawn, with a patio area ideal for outdoor dining or relaxing, perfectly positioned to make the most of the west facing aspect and long, sunny evenings.

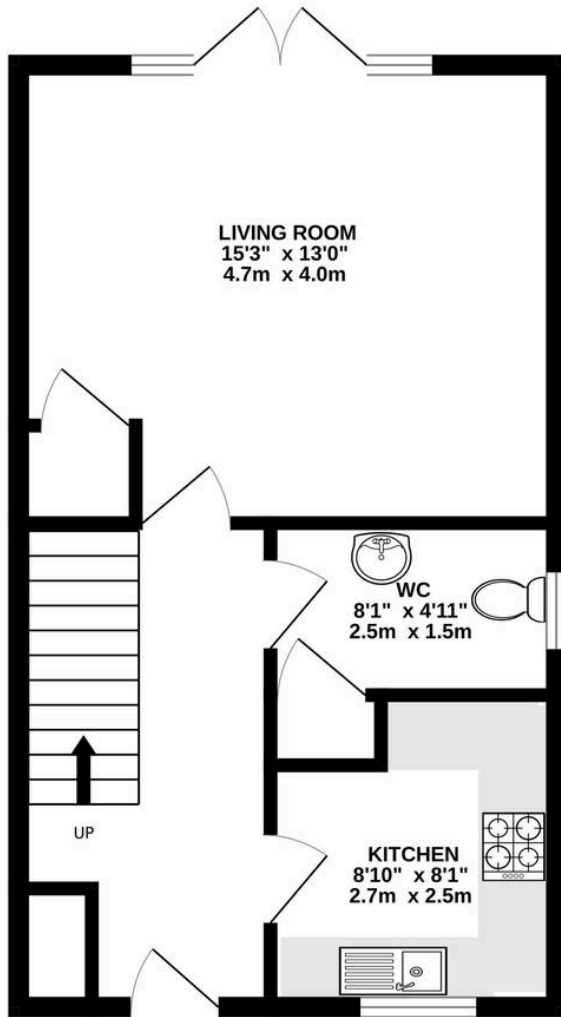
The property is ideally positioned within the highly sought after Heartlands development in Whitburn, a modern and well connected community that continues to appeal to a wide range of buyers. Whitburn itself offers an excellent selection of local amenities including shops, cafes and schooling at both primary and secondary level, all within easy reach. For those who enjoy the outdoors, the beautiful Polkemmet Country Park is just a short walk away, offering scenic woodland walks, cycling routes and family friendly attractions. The area is also ideally placed for commuting, with convenient access to the M8 motorway providing swift links to both Edinburgh and Glasgow, making it perfect for those looking to balance lifestyle and connectivity.



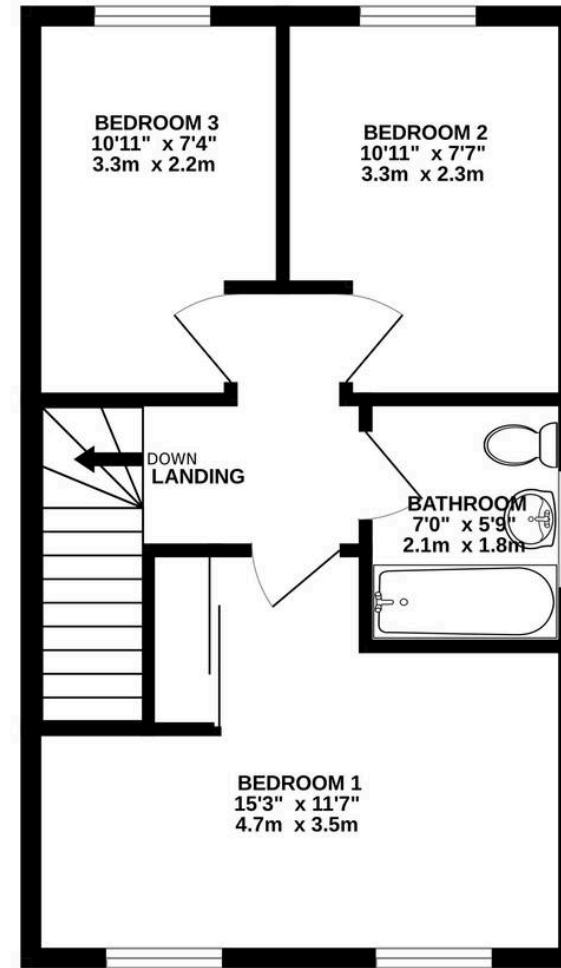
Home Report Value- £205,000
EPC - C
Council Tax Band - D
Square Ft- 818/ 76m²



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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